



Samsons Road, Brightlingsea, CO7 0RN

Asking price £270,000

TWO DOUBLE BEDROOM, SEMI-DETACHED BUNGALOW WITH GARAGE AND OFF ROAD PARKING FOR SEVERAL VEHICLES. Immaculately presented the property is located within walking distance of the local supermarket and the Colne Community School plus with easy access to the the town centre and waterfront. The accommodation comprises of an entrance hall with cloaks cupboard, living room with doors the conservatory which in turn has double doors to the good size, fully enclosed garden backing onto a wooded area, kitchen with built-in over and integrated fridge and washing machine and bathroom with a shower over the bath. To the side of the property is a driveway leading to a conveniently covered outside area and the garage.

Entrance Hall



UPVC Double glazed entrance door, built-in cloaks cupboard, separate meter cupboard, access to loft with fitted loft ladder, the loft has a light and is boarded, laminate wooden flooring

Living Room

15'7" x 9'8" (4.76 x 2.96)



Double doors opening to the conservatory, feature open fireplace (presently capped, but the sellers believe that this could be used subject to being checked and the cap removed), radiator, laminate wooden flooring

Kitchen

9'8" x 8'5" (2.95 x 2.57)



UPVC double glazed window to the side, open doorways to both the hall and conservatory. Fitted with a range of contemporary, grey fronted units and work surfaces with inset stainless steel sink unit with mixer tap over. Built-in electric oven and gas hob with extractor fan over, integrated fridge and washing machine, wall mounted gas 'combi' boiler fitted into cupboard, laminated wooden flooring, radiator

Conservatory

19'5" x 6'4" (5.94 x 1.95)



UPVC double glazed windows to three sides, double French doors to the rear into the garden and side door to covered area outside garage, radiator laminated wooden flooring

Bedroom One

12'2" x 9'11" (3.72 x 3.04)



UPVC double glazed window to the front, radiator

Bedroom Two

10'0" x 8'9" (3.06 x 2.69)



UPVC double glazed window to the front, radiator

Bathroom

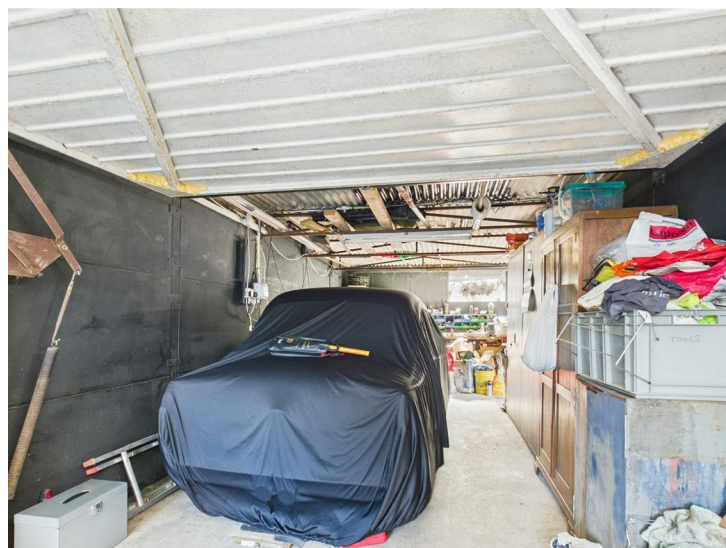
6'5" x 5'6" (1.96 x 1.68)



UPVC double glazed window to the side, P shape shower bath with curved glass shower screen and shower over, vanity wash basin and low level WC, heated towel rail radiator

Garage

20'2" x 10'2" (6.16 x 3.10)



Up and over vehicle door to the front from the side covered area and personal door to the side to the rear garden, power and light connected

Front Garden



To the front of the property is a hard standing area providing off road parking for several vehicles. To the side is a gated driveway providing additional parking and access to the garage via a very useful covered area.

Rear Garden



The rear garden is fully enclosed and consists of a lawn, raised decking area and flower and shrub borders with mature shrubs and trees. There are external power points and two timber sheds to remain

Material Information

Freehold

Tendring District Council

Council Tax Band: B

Standard brick faced construction with tiled roof.

Mains electricity, gas, water and drainage / sewerage are all connected.

Current Broadband speed: 37 Mbps, although higher may be available from alternative providers.

We believe normal broadband is available via a BT Openreach line, please check:

<https://www.broadbandspeedchecker.co.uk/broadband-speed-in-my-area.html>

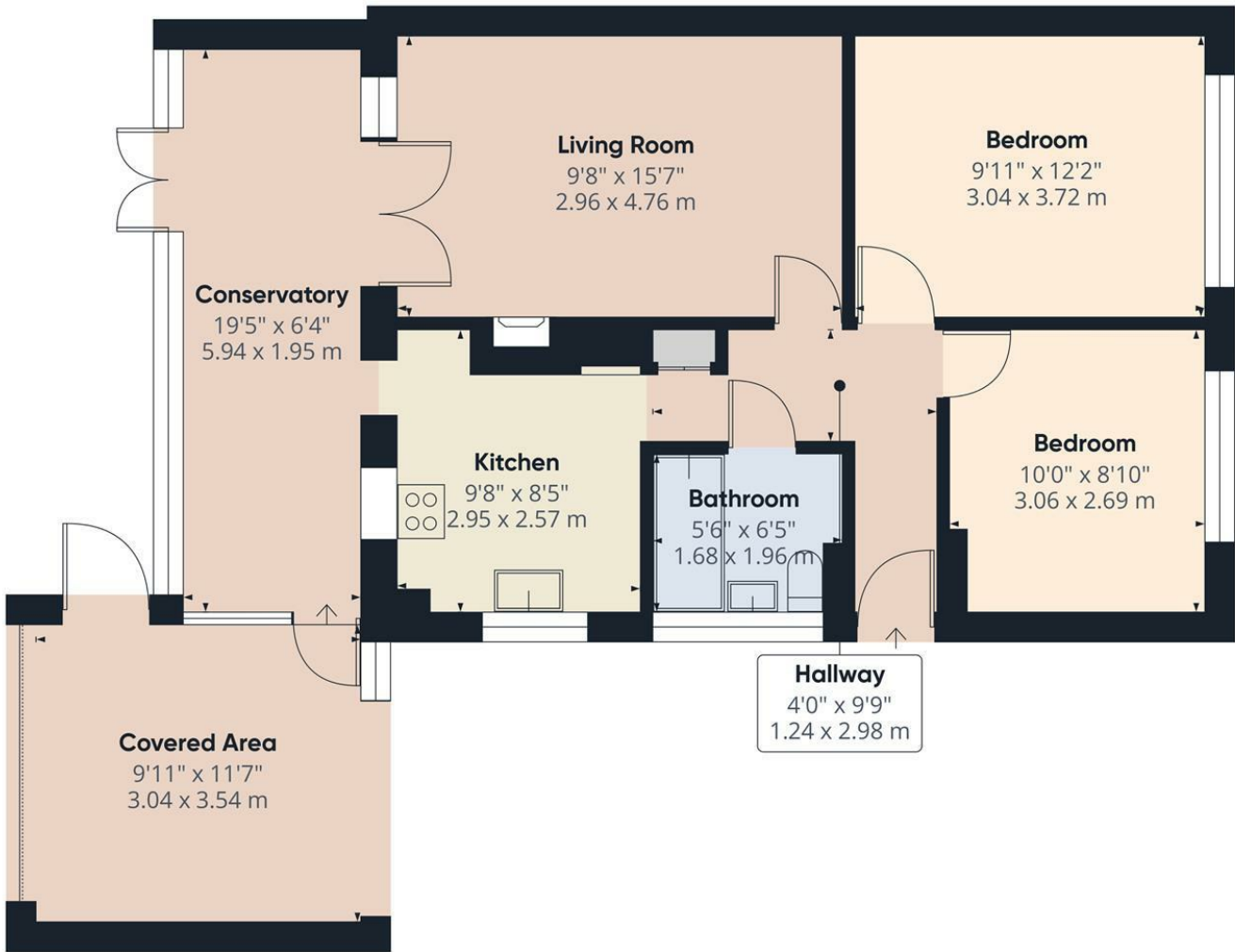
We believe normal mobile phone coverage is available but please check with your supplier.

Money Laundering Requirements

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you, directly to Lifetime Legal, in advance of us issuing a memorandum of sale and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks. This fee is non-refundable under any circumstances.

Disclaimer

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



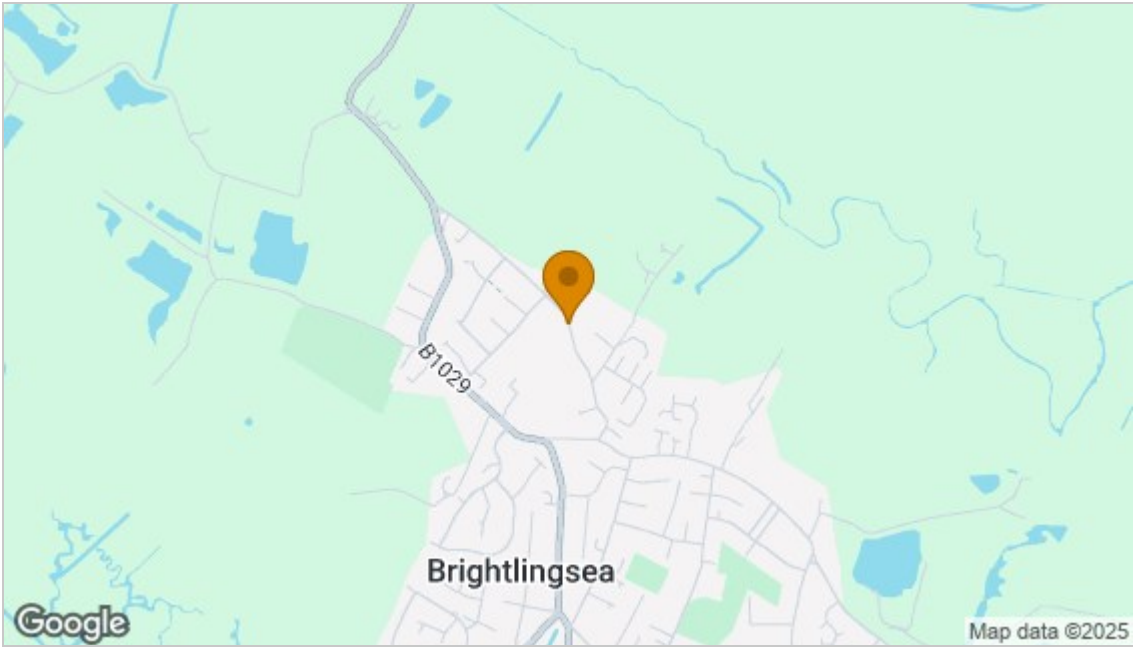
Approximate total area⁽¹⁾
778 ft²
72.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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